

RECORD INFORMATION

THE FOLLOWING EASEMENT AFFECTING THIS PROPERTY IS NOT LOCATABLE BY THE RECORD DEED:
POLE LINES VOL. 79, PAGE 391 O.R.
IN FAVOR OF CALIFORNIA INTERSTATE TELEPHONE CO.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SIERRA NEVADA ROAD SHOWN ON RECORD OF SURVEY NO. 36-67 RECORDED IN BOOK 2 OF RECORD OF SURVEY MAPS AT PAGE 81 IN THE OFFICE OF THE MONO COUNTY RECORDER, SHOWN HEREON AS N 89°58'12" W.

LEGEND

- M MEASURED DATA
R1 RECORD PER MB 7/69
R2 RECORD PER RSMB 2/81
R3 RECORD PER VOL 753/553 O.R.
R4 RECORD PER VOL 107/120 O.R.
CFR CALCULATED FROM RECORD MAP
● SET 5/8" REBAR & CAP STAMPED "LS4587", UNLESS OTHERWISE NOTED
● FND SPIKE AND TAG STAMPED "LS4587" PER RSMB 2/81, UNLESS OTHERWISE NOTED
● FOUND AS NOTED

BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED

NOTES

- DISTANCE ON EAST LINE PER R3 OF 195.32' SHOULD BE 185.32' AS PER ORIGINAL DEED (VOL. 107/120 O.R.).
- ANGLE POINT ON EAST LINE OF CENTERLINE OF SECTION 35 PER R3 AS SHOWN DOES NOT EXIST IN THE ORIGINAL DEED, R4. TIE FROM SHERWIN MEADOWS PARK TO T.P.O.B. PER R4 IS N 02°20'50" E.
- PARCEL 2 CURRENTLY HAS NO SEWER SERVICE. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY PORTION OF PARCEL 2, A SEWER MAIN SHALL BE EXTENDED TO AND ALONG THE FRONTAGE OF PARCEL 2 AND SEWER SERVICE SHALL BE PROVIDED TO PARCEL 2 TO THE SATISFACTION AND MINIMUM REQUIREMENTS OF MCWD AND THE TOWN OF MAMMOTH LAKES.
- PRIOR TO ISSUANCE OF ANY PERMIT FOR EACH PARCEL, THE OWNER OR DEVELOPER SHALL CONSTRUCT THEIR FAIR SHARE OF FRONTAGE IMPROVEMENTS FOR DRAINAGE FACILITIES AS INDICATED IN THE DRAINAGE MASTER PLAN FOR THE TOWN OF MAMMOTH LAKES AS DETERMINED BY THE DIF ORDINANCE.
- A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PREPARED FOR THE SITE DATED AUG. 20, 1996, ENTITLED "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, APN 35-210-04, 181 SIERRA MANORS ROAD, MAMMOTH LAKES, CALIFORNIA," PREPARED BY SIERRA GEOTECHNICAL SERVICES, INC. AND IS ON FILE AT THE TOWN. THE REPORT SITES SOME CONTAMINATED SOIL ON-SITE TOGETHER WITH OTHER HAZARDOUS MATERIALS. PRIOR TO ISSUANCE OF ANY PERMITS FOR EACH PARCEL, THE HAZARDOUS MATERIALS SHALL BE TREATED, REMOVED AND DISPOSED TO THE SATISFACTION OF THE TOWN OF MAMMOTH LAKES, MONO COUNTY HEALTH DEPARTMENT AND TO THE RECOMMENDATIONS AS SET IN THE REPORT. SUBSEQUENT REPORTS MAY BE REQUIRED TO THE SATISFACTION OF THE TOWN AND COUNTY.

T.P.O.B. PER R3 & R4; TIE TO NORTH (185.32') HELD INSTEAD OF TIE TO SOUTH (1219.70') TO AVOID CREATING A GAP WITH SOUTHERLY ADJOINERS, AND BECAUSE A FIELD SURVEY LOCATION PER MAPS OF THAT ERA SHOW THIS AS THE PHYSICAL LOCATION.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PARCEL MAP NO. 36-186

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF THAT PROPERTY DESCRIBED IN VESTING DEED RECORDED IN VOL. 753 AT PAGES 553-554 OF OFFICIAL RECORDS OF MONO COUNTY. SAID PROPERTY BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., COUNTY OF MONO, STATE OF CALIFORNIA.

